



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice June 16, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, June 16, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, June 16, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, June 16, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Public Hearing: Docket #3854, 125 Broadway

7:30 pm The Board will vote to continue the hearing to July 21, 2025.

2. Discussion of Board and Committee Appointments and Memberships

7:35 pm The Board will discuss its representation on Envision Arlington and on the Affordable Housing Overlay Committee established by Town Meeting, as well as other obligations.

3. Discussion of Board Retreat Scheduling

7:55 pm The Board will discuss possible fall 2025 dates for its annual retreat.

4. Discussion of 882 Massachusetts Avenue

8:10 pm The Board will discuss the development at 882 Mass Ave and its compliance with conditions issued by the Board.

5. Open Forum

8:30 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

6. New Business

8:45 pm

7. Adjourn

9:00 pm (Estimated)

8. Correspondence

- D. Seltzer - 1500 Mass Ave - 6/4/25
- D. Seltzer - 80 Broadway - 6/9/25



Town of Arlington, Massachusetts

Discussion of Board and Committee Appointments and Memberships

Summary:

7:35 pm The Board will discuss its representation on Envision Arlington and on the Affordable Housing Overlay Committee established by Town Meeting, as well as other obligations.

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	Art_41_Revised_Dennis_Motion_to_Commit.pdf	Art 41 Revised Dennis Motion to Commit
❑ Reference Material	EnvisionArlington.pdf	Envision Arlington

Arlington Town Meeting — Motion to Commit

ARTICLE NO. 41

Dated: May 5, 2025, Revised: May 13, 2025

I, Greg Dennis, do hereby submit the following Motion to Commit under Article 41:

VOTED:

That Town Meeting hereby refers the question to an “Affordable Housing Overlay Committee” to be structured, organized, and charged as set forth below.

A. Committee Membership

The Committee shall consist of the following seven (7) members:

- a. The Director of Planning and Community Development or their designee;
- b. One member of the Arlington Redevelopment Board or their designee;
- c. One member of the Affordable Housing Trust Fund Board of Trustees or their designee;
- d. One member of the Arlington Housing Authority Board of Commissioners or their designee;
- e. The Executive Director of the Housing Corporation of Arlington or their designee;
- f. One town resident appointed by the Select Board; and
- g. One town meeting member appointed by the Town Moderator.

B. Committee Quorum

A majority of members shall constitute a quorum, and decisions shall be based on the vote of a simple majority of those committee members present and voting.

C. Organization and First Meeting

The first meeting of the Committee shall be convened by the Director of Planning and Community Development or their designee, and the first order of business shall be the self organization of the Committee through the election of one or more chairs from among the members, whose responsibility shall be to convene and preside over all future meetings. The Committee shall also elect a clerk, whose duties shall include the proper posting of meeting agendas and minutes.

D. Committee Charge and Reporting

- a. The Committee shall study and prepare prospective amendments to the Zoning Bylaw and Zoning Map to create an Affordable Housing Overlay District that provides more opportunities for housing meeting certain affordability requirements to be constructed as of right.

- b. The Committee shall conduct outreach to the community, share draft proposals of their proposed Zoning Bylaw and Zoning Map amendments with the community, solicit community feedback on their draft amendments, and analyze the feedback received for ways to improve their final recommendations.
- c. The Committee shall finalize their recommendations before the close of the warrant for the 2026 Annual Town Meeting and shall insert one or more articles in the warrant related to their recommendations. As required by M.G.L. Chapter 40A, Section 5, the Arlington Redevelopment Board shall hold hearings and issue recommended votes on said articles.
- d. The Department of Planning and Community Development shall deliver notice by first class mail of said hearings to all owners and abutters of the land referred to in the final recommendations of the Committee, and the Committee shall present their recommendations at said hearings.
- e. The Committee shall abide by the requirements of Open Meeting Law.

E. Extension or Dissolution of Committee

- a. If the Committee determines that it is not able to finalize its recommendations by the time the warrant closes for the 2026 Annual Town Meeting, it shall insert an article in the warrant to extend the Committee's charge.
- b. The Committee shall be dissolved concurrent with the dissolution of the 2026 Annual Town Meeting, unless there is a vote of Town Meeting to extend the Committee's charge.

COMMENT:

The Redevelopment Board recommended No Action on this and other articles proposing the creation of an Affordable Housing Overlay District, indicating that the notice required to property owners and abutters required under the Zoning Bylaw was not undertaken by the article proponents. In addition, the Board and the proponents felt that a Town-led community outreach and feedback process would be appropriate. The committee proposed by this motion is intended to be a vehicle for the necessary study and outreach in time for the next Annual Town Meeting.

Respectfully submitted,
/s/ Greg Dennis, Precinct 1

Greg Dennis, Precinct 1

Date Voted: _____

Action Taken: _____



Town of Arlington, Massachusetts

ARTICLE 21

Warrant Article Title:
VOTE/ VISION 2020

Summary:

To see if the Town will vote to further revise Article 41 of the Annual Town Meeting of 1992, which established the Vision 2020 Standing Committee, to amend the name of the committee to "Envision Arlington," provide a new statement of purpose, and revise the length of terms for Standing Committee Members; or take any action related thereto.

Requested by:

Inserted at the request of the Vision 2020 Standing Committee

Voting:

Board of Selectmen Voted: That the 1992 vote of Town Meeting (Article 41) as subsequently amended by the of the 2015 vote of Town Meeting, (Article 12) reorganizing is hereby replaced in its entirety with the following:

A. Vision 2020 Name Change

That the committee previously known as Vision 2020 Standing Committee will henceforth be known as Envision Arlington Standing Committee.

B. Envision Arlington Standing Committee Establishment and Purpose

That the Town hereby provides for the appointment of a committee and advisory board, to be called the Envision Arlington Standing Committee, which will create, implement, monitor, and review methods for open, town wide public participation in the Envision Arlington process. The Envision Arlington process is intended to be an ongoing process of discussion, action and review whereby all members of the community are invited to participate in a range of activities (including surveys, forums and online discussions) aimed at developing and refining how our community realizes the intentions of vision statements for Arlington (previously known as Town Goals under Vision 2020). The committee will create task groups or working groups, and support existing ones, consisting of residents, community groups, town personnel and other stakeholders. The committee will report to Town Meeting on the action items and evolving vision that will result from the Envision Arlington process.

C. Standing Committee Membership, Quorum, Administration, & Organization

The Standing Committee shall consist of nine (9) Voting Members including a Chairperson, and a ten (10) person non-voting Advisory Board. Voting members and the Advisory Board shall both be charged with fulfilling the mission of Envision Arlington. Only Voting Members shall have authority to make decisions and set policy of the Committee and otherwise bind the committee by a majority vote of a quorum. However, the Advisory Board shall have the right to be recognized at meetings and request topics and issues be placed before the Standing Committee on agendas. A quorum shall consist of a majority of Voting Members (5).

1. Appointment of Voting Members

a. Voting Members shall be comprised of:

- i. Two (2) Town of Arlington residents appointed by the Town Moderator for three year terms;
- ii. Two (2) Town of Arlington residents appointed by the Superintendent of Schools with approval of the School Committee for three year terms;
- iii. Two (2) persons appointed by the Town Manager with approval of the Board of Selectmen for three year terms;
- iv. Two (2) persons appointed by the Director of Planning and Community Development with approval of the Arlington Redevelopment Board for three year terms; and
- v. One (1) Chairperson, who shall be a resident nominated by a majority vote of the eight (8) above-listed Voting Members following recommendations from the Town Manager and School Committee Members, and approved by the Board of Selectmen. The Chairperson shall serve an initial three-year term, with all subsequent terms for three years.

b. All Voting Members shall be eligible for reappointment.

c. At all times at least one of the four collective appointments between the Town Manager and the Director of Planning shall be a current Town employee. All Town Manager and Director of Planning appointees who are not Town employees must be Town residents.

d. A vacancy of the Committee shall be filled by the relevant appointing or designating authority.

2. Advisory Board

The Advisory Board will be composed of the following ten (10) total members: the Town Manager, the Superintendent of Schools, the Town Moderator, the Director of Planning and Community Development, Town Counsel, one secondary student residing in the Town of Arlington appointed by the Superintendent and approved by the School Committee on a one-year term, and the Chairpersons of the Board of Selectmen, the School Committee, the ARB and the Finance Committee or such bodies' designees.

D. Effective Date and Appointments

Following Town Meeting approval of this revised vote, all active Voting

Member appointments to the Vision 2020 Standing Committee will remain in effect for the Envision Arlington Standing Committee.

Board of Selectmen Supplemental Comment:

There are two administrative changes to the vote on Article 21 (page 27 of the Report of the Board of Selectmen). First, the word "reorganizing" should be stricken in the first paragraph. Second, the language of section "B" should be slightly modified to clarify that Vision 2020's present "Town Goals" are not being replaced. The relevant portions should read as follows:

VOTED: That the 1992 vote of Town Meeting (Article 41) as subsequently amended by the ~~of the~~ 2015 vote of Town Meeting, (Article 12) ~~reorganizing~~ is hereby replaced in its entirety with the following:

A. Envision Arlington Standing Committee Establishment and Purpose

That the Town hereby provides for the appointment of a committee and advisory board, to be called the Envision Arlington Standing Committee, which will create, implement, monitor, and review methods for open, town wide public participation in the Envision Arlington process. The Envision Arlington process is intended to be an ongoing process of discussion, action and review whereby all members of the community are invited to participate in a range of activities (including surveys, forums and online discussions) aimed at developing and refining how our community realizes the intentions of vision statements for Arlington (~~previously known as~~ currently the Town Goals under Vision 2020). The committee will create task groups or working groups, and support existing ones, consisting of residents, community groups, town personnel and other stakeholders. The committee will report to Town Meeting on the action items and evolving vision that will result from the Envision Arlington process.

ATTACHMENTS:

	Type	File Name	Description
□	Presentation	Article21_Brazile_Vision2020_Presentation.pdf	Vision 2020 Presentation



Town of Arlington, Massachusetts

Discussion of 882 Massachusetts Avenue

Summary:

8:10 pm The Board will discuss the development at 882 Mass Ave and its compliance with conditions issued by the Board.

ATTACHMENTS:

Type	File Name	Description
□ Reference Material	882-892_Mass_Ave_Decision_and_Signature_Page_2020.pdf	882-892 Mass Ave Decision and Signature Page 2020
□ Reference Material	882_Mass_Ave_Exterior_Photos.pdf	882 Mass Ave Exterior Photos
□ Reference Material	882_Mass_Ave_Lighting_Plan.pdf	882 Mass Ave Lighting Plan

TOWN CLERK'S OFFICE
ARLINGTON, MASSACHUSETTS

2020 JUL 27 PM 1:17



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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3625

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: 882-892 Massachusetts Ave., LLC
Property Address: 882-892 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Dates: May 18, 2020, continued public hearings on July 6, 2020 and on July 20, 2020

Date of Decision: July 20, 2020

20 Day Appeal Period Ends: August 17, 2020

Members
Approved

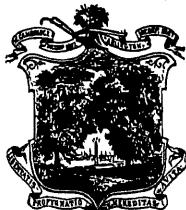
Opposed

David M. What
Rachel J. Zambra
J.P.

Eugene B. Beauz

Town Clerk's Certification

Date



TOWN CLERK'S OFFICE
ARLINGTON, MASSACHUSETTS

2020 JUL 27 PM 1:18

Town of Arlington, Massachusetts
Redevelopment Board
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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DECISION OF THE BOARD

Environmental Design Review Docket #3625
882-892 Massachusetts Avenue, Arlington, MA 02476
882-892 Massachusetts Ave., LLC

July 20, 2020

This Decision applies to the application by 882-892 Massachusetts Ave., LLC to demolish an existing one-story brick building and construct a mixed-use building at 882-892 Massachusetts Avenue located in the B2 Neighborhood Business District. The site is comprised of two adjoined lots: 882-888 Massachusetts Avenue and 890-892 Massachusetts Avenue. The Board reviewed and approved an Environmental Design Review Special Permit under Section 3.4. The building will include one (1) commercial space and twenty-one (21) one-bedroom residential units. Three (3) units of the 21 total units will be permanently deed-restricted as affordable per Section 8.2 of the Zoning Bylaw. A public hearing was held on May 18, 2020 and continued to July 6, 2020 and to July 20, 2020, when the public hearing was closed.

Materials reviewed for this Decision:

- EDR Public Hearing Memo 882-892 Massachusetts Avenue from Jennifer Raitt, Director of Planning and Community Development, dated May 4, 2020;
- Application for EDR Special Permit dated April 13, 2020 and updated July 15, 2020;
- Amended building and site plans dated May 7, 2020;
- Amended building and site materials dated July 15, 2020
- Supplemental information including correspondence from Kristen Welch, Greater Metropolitan Real Estate, LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise checklist by Market Square Architects, LLC, Stormwater Management Plan, including Drainage Summary and Site Development Plan Set dated April 10, 2020 from Allen & Major Associates, Inc.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. Mixed-use is allowed by Special Permit in the B2 Neighborhood Business District. The Zoning Bylaw, in Section 5.5.1 B, indicates that the district is intended for small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic; and mixed-use buildings. Mixed-use is a combination of two or more distinct land

uses, such as those proposed by this applicant, and the definition encourages such uses to be located in a single, multi-story structure, such as that in the new building at 882-892 Massachusetts Avenue.

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2. The requested use is essential and desirable. The second key finding in the Master Plan notes that "*Massachusetts Avenue has the capacity for growth. It can support mixed-use development commensurate with its function as Arlington's primary commercial corridor. Massachusetts Avenue is accessible to neighborhoods throughout the town; it has frequent bus service, bicycle routes, and good walkability. Increased density through greater building heights and massing would benefit the corridor from an urban design perspective and benefit the town from a fiscal perspective.*"(p.8)

This proposal will bring twenty-one (21) new 1-bedroom residential units, of which three will be affordable to households earning at or below 70% of the area median income, and 1,750 square feet of commercial space. The Town has clearly established affordable housing priorities described in its Housing Production Plan (adopted by the Select Board and Redevelopment Board and approved by the Massachusetts Department of Housing and Community Development in 2016). There continues to be a need to create new housing opportunities, including market-rate and affordable homes, in the community; this development helps address that demand.

Additionally, the commercial space could be convenient for the surrounding neighborhood which includes abutting residential, commercial, and institutional uses in the following districts: B4, R6, B2A, and R2. Furthermore, there is a supermarket approximately 150 feet from the property and additional neighborhood businesses, amenities, and institutions in the immediate vicinity, including banks, restaurants, a pharmacy, gift shop, exercise studio, pre-school, and Arlington High School. A bus stop with shelter serving multiple routes is on Massachusetts Avenue directly in front of the building.

3. The development will include 23 surface parking spaces for cars, including one ADA accessible van parking space and forty (44) short- and long-term parking spaces for bicycles, 34 indoor spaces and 10 outdoor spaces. The sidewalk will be reconstructed immediately adjacent to the building, including resetting of all granite curbing around the perimeter of the property on Lockland Avenue and Massachusetts Avenue.
4. The development will meet stormwater design standards, including the addition of landscaped areas to the site, a reduction of impervious area, and new catch basin and sump for treatment and reduction of runoff rates. The development will improve, not overload, public utilities.
5. The development will need to meet special regulations of the Affordable Housing bylaw, including making three units that are representative of the mix of units in the building available to eligible households making up to 70% of the area median income. The three units will be equitably dispersed throughout the proposed building.

6. The use does not impair the integrity or character of the neighborhood. The mixed-use building is in keeping with adjacent land uses, particularly along Massachusetts Avenue. New residential units will not impair the integrity or character of the district or the four adjoining districts and it will not be detrimental to health or welfare. The building is consistent with the Design Standards for the Town of Arlington.

7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

A. EDR-1 Preservation of Landscape

The existing site condition is primarily impervious. Approximately 2,100 square feet of the site will include landscaped areas with vegetation, including a combination of arborvitae, shrubs, and perennial plantings along the property edges. The new landscaping will improve the condition of the property and provide buffers along Lockland Avenue and along the adjacent building at 898 Massachusetts Avenue. A landscaped buffer is located along the eastern edge of the property.

B. EDR-2 Relation of the Building to the Environment

The development is located in the B2 Neighborhood Business District which only includes the existing building on this site and the adjacent parking lot. Heights in the vicinity range from single-story to five-story. The B2A District, across the street, includes a three-story mixed-use building on the site of a former garage. Greater height in certain locations can be beneficial. There is a modest set back from the sidewalk which is similar to the existing building setback against the sidewalk edge. The façade treatment will relate to the building's prominent location and a more active street level use with larger storefront windows will improve the overall relationship of the building to the environment.

C. EDR-3 Open Space

The development will add areas of landscaping to an existing impervious site, including approximately 2,100 square feet of landscaping.

D. EDR-4 Circulation

The development includes 23 spaces for vehicles located at-grade at the rear of the property in an existing parking lot, including one HC vehicle van parking space, indoor and outdoor bicycle parking. The development will improve adjacent infrastructure, including sidewalks, curb cuts, and curb treatments.

E. EDR-5 Surface Water Drainage

The application materials, drainage summary letter, and site development plan show reconstruction of the existing parking lot and an improved stormwater management system. A new catch basin with a sump and hood at the outlet pipe will be installed to provide treatment. This is an improvement over the existing conditions. The proposed design complies with the Town's current stormwater bylaw. Final design materials must be submitted for review and approval by the Town Engineer.

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F. EDR-6 Utilities Service

All new utility connections will be underground.

G. EDR-7 Advertising Features

A sign band is included on the building façade and other exterior features.~~PERMIT~~

H. EDR-8 Special Features

All structures are appropriately set back and include appropriate screening of additional structures on the building and in the parking lot.

I. EDR-9 Safety

The development meets all relevant health and safety codes.

J. EDR-10 Heritage

The proposal will include demolition of the existing one-story brick building in order to build a new four-story building. Neither the existing structure nor adjacent structures have been deemed as being historic, traditional, or significant uses, structures, or architectural elements. The proposed massing and preliminary design for the proposed building are compatible with other uses in the immediate neighborhood.

K. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

L. EDR-12 Sustainable Building and Site Design

The proposed building will be LEED certified.

The project must adhere to the following general conditions:

1. The final design, façade materials, landscaping, fencing, lighting, and sign plans and relevant specifications shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

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4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
6. The owner shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the school. The owner shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer to the Department of Planning and Community Development.
7. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special conditions:

1. The owner shall work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable units shall be equitably dispersed throughout the building and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance as approved by the Department of Planning and Community Development.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the three affordable units.
4. No condominium conversion of said affordable rental units shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Department of Planning and Community Development to ensure that the units continue to meet the requirements of Section 8.2.
5. The owner shall make provisions for a restaurant tenant in the commercial space, including location for a grease trap and a chase for black iron venting to the roof.

TOWN CLERK'S OFFICE
TAX PRACTITIONERS

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6. The owner shall file an application for all building and property signage for review and approval by this Board.
7. The owner shall install at least one (1) Electric Vehicle charging station in the parking lot.
- RECEIVED
8. The owner shall install amenities for building residents, including outdoor seating, an outdoor grill, a garden for use by the tenants, and appropriate landscaping, shade, and/or other amenities encouraging outdoor use in the usable open space. The owner shall landscape the smaller areas of the plan labeled not sufficiently sized for usable open space.
9. The owner shall submit a Transportation Demand Management (TDM) plan for review and approval by the Department of Planning and Community Development.
10. The owner shall submit an updated façade design plan, particularly for the corner entrance to the residences, including building color schemes, for review and approval by the Department of Planning and Community Development.

882 Mass Ave Exterior Photos:





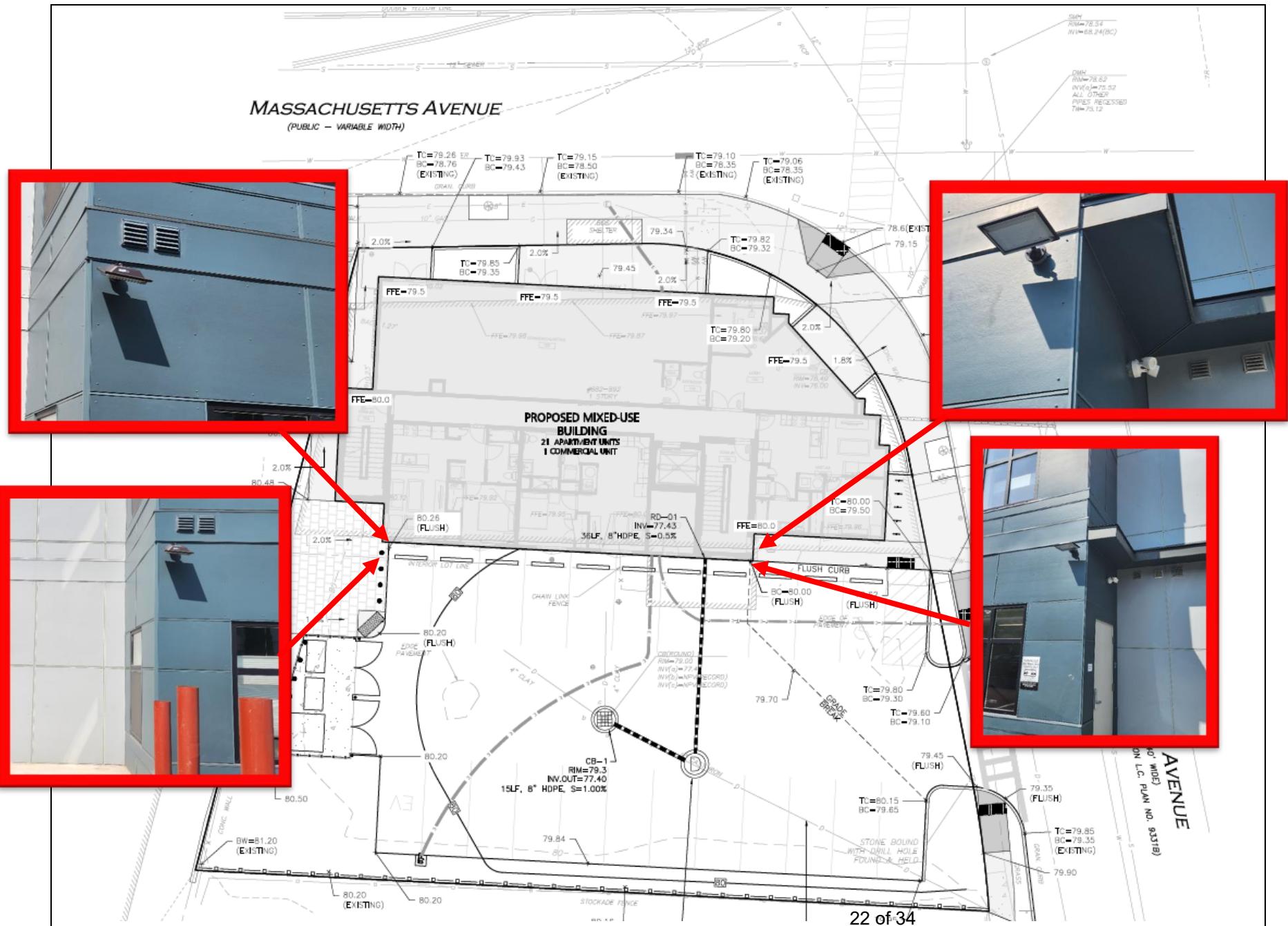








882 Mass Ave Lighting





Town of Arlington, Massachusetts

Correspondence

Summary:

- D. Seltzer - 1500 Mass Ave - 6/4/25
- D. Seltzer - 80 Broadway - 6/9/25

ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/>	Correspondence 1500_Mass_Ave_- _06042025_Seltzer__D.pdf	1500 Mass Ave - 06042025 Seltzer, D
<input type="checkbox"/>	Correspondence 80_Broadway_-_-06092025_Seltzer__D.pdf	80 Broadway - 06092025 Seltzer, D

To: Arlington Redevelopment Board
Subj: Status Update on 1500 Mass Ave
Date: June 4, 2025

With the completion of Town Meeting business, I would like to provide the Board with important updates on this project under Board jurisdiction.

This mixed use building with four 2 Bedroom apartments and one accessible studio has received a temporary Certificate of Occupancy for the four larger apartments. They are actively being marketed. The accessible studio unit is not yet completed.

There have been a number of significant design changes since the Board approved a modified plan last September 9.

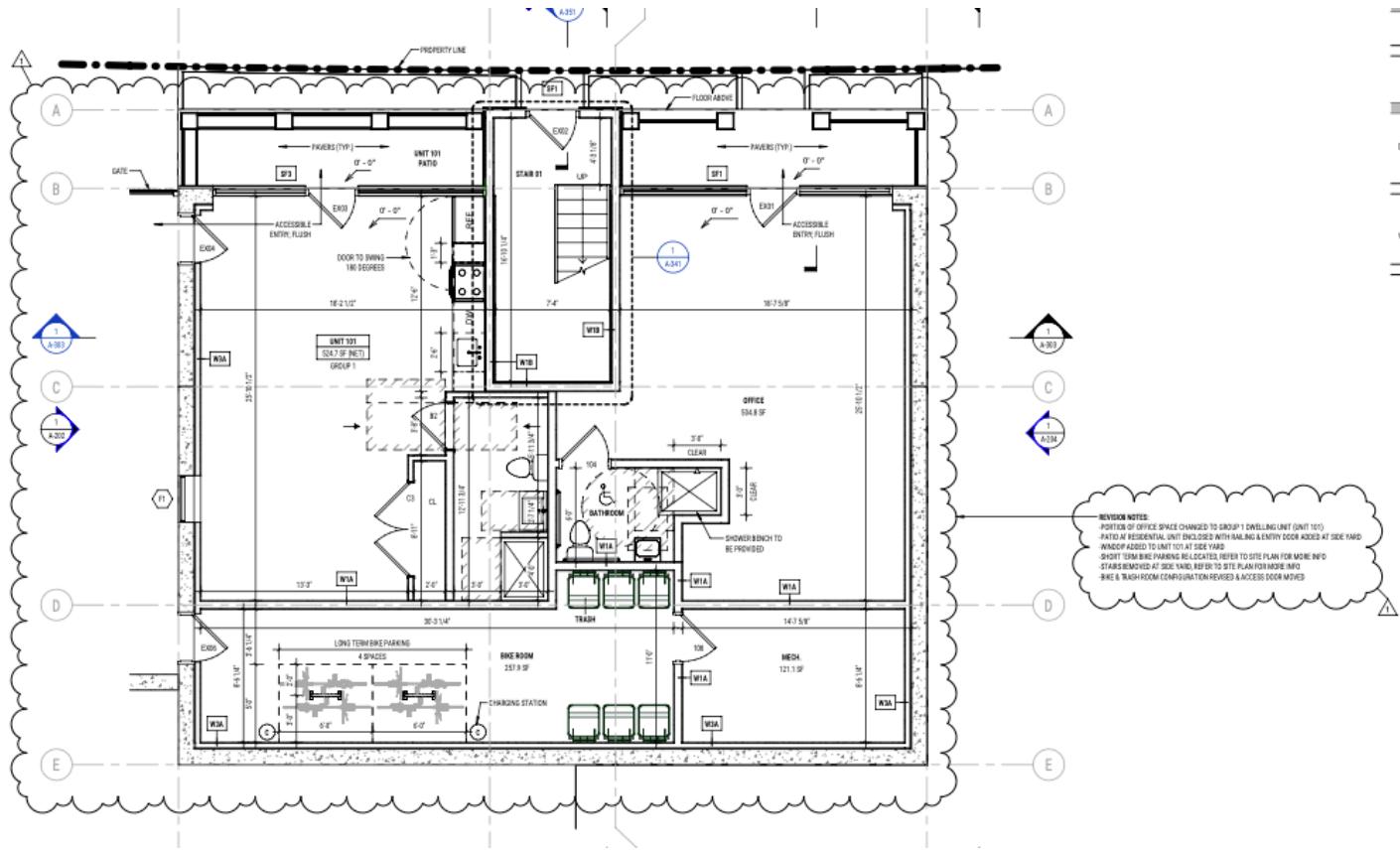
Access to the studio apartment

When the developer appeared before the Massachusetts Architectural Access Board last year, he presented a plan for a ground floor accessible studio apartment with an entrance from the lobby / mailbox common area. The MAAB prefers such a short, direct route.

At the September 9, 2024 ARB hearing, a new plan was shown, with the entrance door in the front of the building. This required that a mobility impaired resident would need to go outside for a short distance to reach the lobby / mailbox common space.

This is not how the building is being constructed. The actual entrance door to the studio has been relocated around the corner to the alley way on the side. It is to be hidden behind a 6' stockade fence with gate. A disabled resident using a walker or wheelchair will be expected to operate this stockade gate, traverse the loose stone alley way to reach their entrance door. The front door that the Board approved is to be blocked off with planters, creating a tiny patio for the resident.

The Board also saw building plans that provided a closet for a washer / dryer unit. This has been eliminated in the revised design.



Bicycle Parking

The Board approved long term storage for eight bicycles. The revised design has reduced this to just four bicycles.

Landscaping

About five years ago the previously heavily treed lot was clearcut of all vegetation. The developer filed a tree plan that provided eleven replacement trees, as well as promising the Board the planting of three dozen hydrangea, rhododendrons, and azaleas. Nothing has been planted in these five years. The rear landscaped area is so steeply sloped it is doubtful that it will retain much of the soil that is there.

Parking

Last year, the architect for the project told the Board that "*because of the size of this project, accessible parking is not required*". He was completely wrong.

Director William Joyce of the state Architectural Access Board has made clear that this project "*must be capable of providing accessible parking to meet the needs of the dwelling unit occupants without structural change...[including] an accessible route from the parking to the unit entrances.*"

Arlington's head of Inspectional Services has acknowledged the same, that this project "*will be required to provide an accessible parking space if necessary to accommodate a tenant's needs.*"

The response of the developer has been to advertise "parking included" for the four upper floor apartments currently being rented. By the time that the studio unit is completed and put on the market, there will be no parking spaces available.

A complaint has been filed with the state AAB regarding this violation of sections 10.2 and 10.3 of 521 CMR.

Stormwater Plan

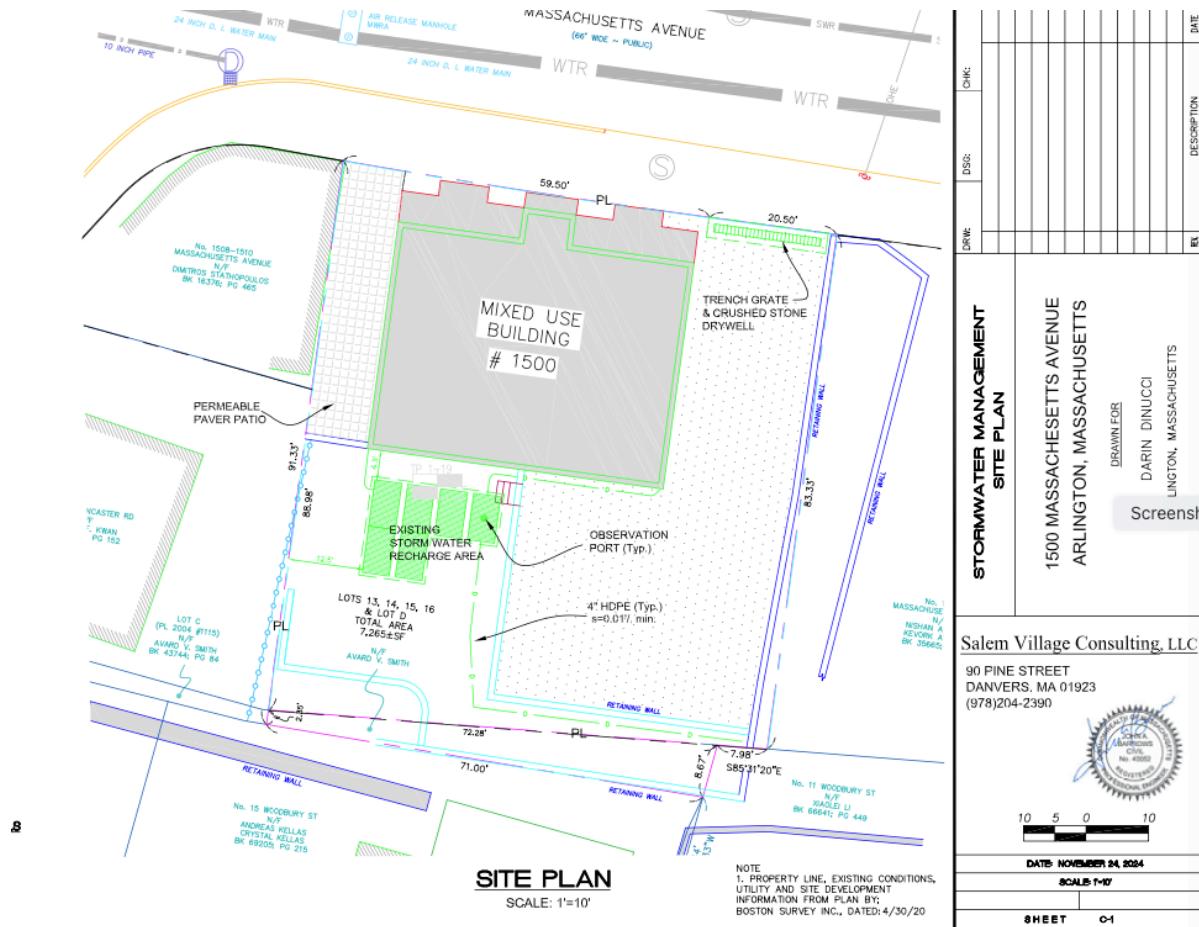
In commencing this project, the developer has violated the Stormwater Management Town bylaw, Article 15. As spelled out in the Engineering Department's Stormwater Rules and Regulations, (<https://www.arlingtonma.gov/home/showpublisheddocument/60607/637850100075470000>), the applicant was required to submit a Major Stormwater Management Plan to Engineering at the very start of the

project. The approval of the Plan by Engineering is required before the applicant can even receive a Special Permit from the ARB or a building permit from Inspectional Services.

Coordinating with Other Permitting Authorities, Jurisdictions, and Regulations

Should a project require a Minor or Major Stormwater Management Permit and also be located within the jurisdiction of another permitting authority such as the Conservation Commission, the Redevelopment Board, the Inspectional Services Department, the Zoning Board of Appeals, or another authority, the Applicant shall obtain approval of the Minor or Major Stormwater Management Permit prior to the issuance of a permit from the other required permitting authority.

These fundamental requirements were ignored for four years. The developer did not seek a permit from Engineering nor submit any stormwater mitigation plan. There were no inspections of excavation and installation of underground storage chambers.



It was only this fall, after a Public Record request that the developer hired a consultant to draw up a plan in late November 2024. It purports to be an as-built plan, but it only takes one minute at the site to determine that it is not.

Most obvious is the mislocation of a trench drain that is intended to capture 100% of the driveway runoff. It is shown on the consultant's plan as being located at the base of the driveway, abutting the public sidewalk. An onsite inspection will show that it was instead located 12' up the driveway, for no clear reason. Some 250 sf of driveway area runoff is not captured.



Serious doubts exist as to whether the underground collection chambers were properly installed. Supposedly these chambers were buried about 3.5' under the surface. However the consultant's as-built plan shows the bases of these chambers at an elevation of 181' which is also the final elevation of the landscaped area where the chambers are supposedly buried. If the plans are to be believed, those chambers are now sitting on the surface. Unfortunately, there is no recorded inspection of the excavation for these chambers, as required by Engineering.

I hope that these observations will be of use to the Board, and that you will give it appropriate consideration in your continuing jurisdiction and oversight of this project.

Don Seltzer

To: Arlington Redevelopment Board
Subj: Status Update on 80 Broadway
Date: June 9, 2025

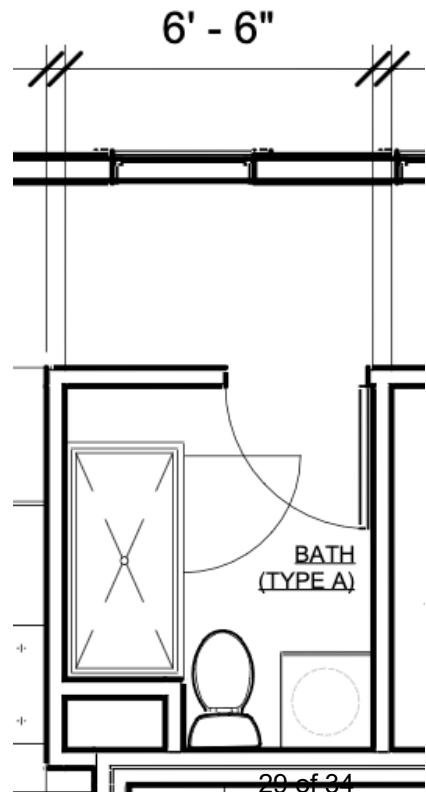
Recently, the developer of 80 Broadway submitted an 'as-built plan' to Inspectional Services. It was uploaded to the IS permit data base last week. After reviewing it, I believe that there are several areas of concern that the Board should be aware of. Also in the last two weeks, the owner has begun marketing at least five of the apartments, with a promised availability of June 15.

Accessibility

The building has nine apartments. All of them are required to be Group 1 accessible under state law 521 CMR. From reviewing the as-built plans, there are issues with both sections 26: Doors and 42: Bathrooms. It appears that most, if not all, of the apartment bathrooms fail to meet the standards of the state code.

Most of the problems relate to the narrow width of the bathrooms. With inward swinging doors, most of the bathrooms fail to comply with 26.6.3: Pull side clearance. Several fail to comply with 42.2.1, impeding the required Clear Floor Space. Fortunately, these problems can be resolved easily by changing the bathrooms doors to swing outward instead.

More serious are the problems of three units, 2A, 3A, and 4A. They were designed too narrow, and do not satisfy the basic requirements of fixture spacing. To put it simply, a toilet located between the shower/wall and a sink needs a space of at least 33" to provide the proper clearances for someone using a walker or wheelchair. In these three apartments, the spacing falls far short of the code, only about 24".



There is another doorway problem, for units 2B, 4C, and 5A. All have doors leading to roof decks or balconies. Section 26.10 of the state code is clear: thresholds shall not exceed 1/2". Yet the installed thresholds in these units are several inches tall.



The final problem is with the single accessible parking space. Under section 23: Parking, all accessible parking spaces are required to have an adjacent access aisle of at least 5'. The space was originally designed that way, but during construction it was decided to install wall mounted heat exchangers in that space, impeding access (and creating an unacceptable blast of hot air into the face of a limited mobility person attempting to exit the vehicle).



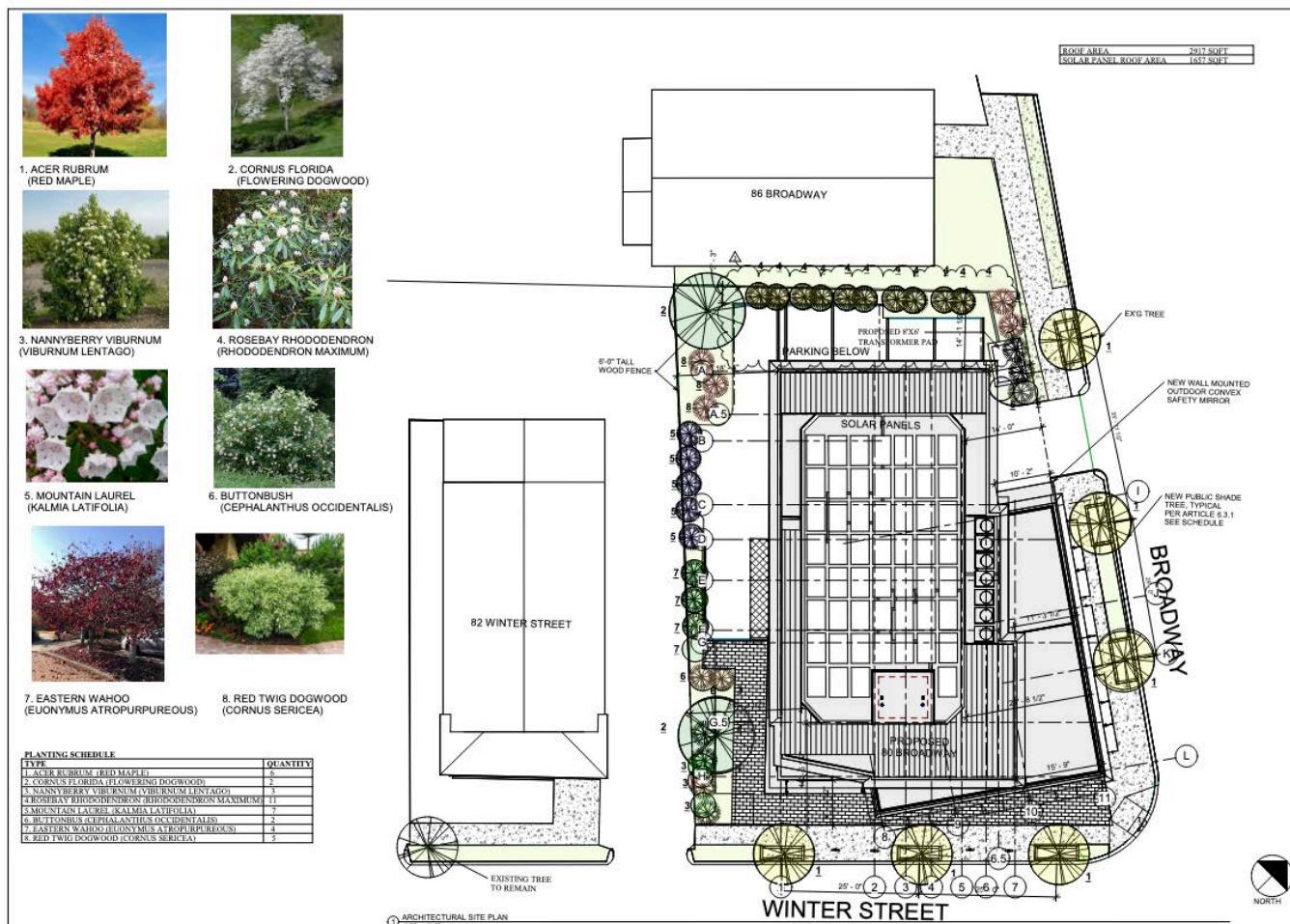
Landscaping

There have been major changes to the landscaping plan, without the knowledge or approval of the Board.

According to the Board's Special Permit decision of October, 2024,

This project will introduce 1,396 square feet of landscaped open space, including a buffer of perennials, flowering trees, and shrubberies on the side and rear of the property between the development and the abutting 82 Winter Street and 86 Broadway.

Approximately 40 trees and shrubs were promised, as shown in the submitted plan.



In actuality, the landscaped areas were reduced to a few small rectangles, with no planted buffers of 'perennials, flowering trees, and shrubberies ... abutting 82 Winter Street and 86 Broadway.'



Affordable Units

From the Board decision:

'The development will comply with the Affordable Housing Requirements of the Arlington Zoning Bylaw, Section 8.2, by reserving two units that are representative of the mix of units in the building...'

Section 8.2 requires 'Affordable units shall be dispersed throughout the development and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms and external appearance.'

Similar language exists in the state law for inclusion on the Subsidized Housing Inventory.

Here is the makeup of 80 Broadway:

80 Broadway

Apt	Area sf	Exclusive Deck/Balcony sf	Bedrooms	Baths	On the Market
2A	711		1	1	
2B	721	244	1	1	Y
3A	711		1	1	
3B	721		1	1	
3C	895		2	1	Y
4A	711		1	1	
4B	721		1	1	Y
4C	851	80	2	1	Y
5A	1419	782	2	2	Y
Avg	829	369			

The average unit size is 829 sf. A reasonable mix of affordable units that are representative of the building would be one single bedroom apartment and one two bedroom unit. Units 3B and 4C would represent a mix of one and two bedroom units with an average floor area of 786 sf.

The owner has a different idea, similar to the recent example of 882 Mass Ave. As with that prior project, he believes that he, not the Board nor Planning, has the right to select the affordable units, and that he can restrict it to just the smallest apartments.

He apparently believes that the penthouse unit should not be considered as part of the mix of units in the building because it is to be sold as a condo rather than rented. However, ZBL 8.2 makes no such distinction between rented and ownership units. Neither does the state law, which 8.2 references.

The owner has also argued that the second affordable unit should be considered separately, as it was ‘voluntary’. What the owner has failed to acknowledge is that this ‘gift’ is actually subsidized by a grant of \$200,000 town funds, channeled through the Housing Trust Fund. The amount is a fair value for a 30 year reduction in rent for the affordable unit it supports. And the Board decision of last year clearly states that the two units together must represent a mix of all of the units in the building.

As with the unfortunate example of 882 Mass Ave, the owner has begun actively marketing five of the largest units, promising availability for June 15. It must be his intention to get a Certificate of Occupancy this week. If successful, it is likely that the only apartments left available for designation as affordable will be the two smallest units. It is also likely that none of the six parking spaces will be available for the lower income tenants.

The marketing of these affordable units is many months away. The process of hiring an authorized agent to process applications and conduct a lottery has not yet begun.

The inequitable assignment of affordable units at 882 Mass Ave was an unforeseen mistake at that time. To repeat it two years later at 80 Broadway would imply that Arlington officials are indifferent to insuring that required affordable housing be fair and meet the standards of 8.2 as voted by Town Meeting.

I hope that these observations will be of use to the Board, and that you will give it appropriate consideration in your continuing jurisdiction and oversight of this project.

Don Seltzer